

ANNEX D

4

Lester Hall, Fletcher Inc
44 Old Main Road
Kloof
3610

Prepared by me

FEES	
Stamp Duty	
Reg.	R 1500,00
Waiver	
O/M Bond	


 CONVEYANCER
 CHRISTOPHER GUY PHILLIPS

2019 -11- 0 8

DEED OF TRANSFER

T 19 34612

BE IT HEREBY MADE KNOWN THAT

MAURITZ CHRISTIAAN VAN ROOYEN

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney granted to him/her by

THE ELDORADO TRUST
Registration number IT556/1998

which said Power of Attorney was signed at KLOOF on 31 July 2019

And the appearer declared that his/her said principal had, on 20 June 2019, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

WAHLBERG INVESTMENT HOLDINGS (PTY) LTD
Registration Number: 2011/010102/07

or its Successors in Title or assigns, in full and free property

ERF 760 WATERFALL
REGISTRATION DIVISION FT
PROVINCE OF KWAZULU NATAL

IN EXTENT 3,0000 (THREE COMMA ZERO ZERO ZERO ZERO) Hectares

FIRST registered and still held by Certificate of Registered Title Number T16138/2014 with Diagram S.G. Number 1259/2013 annexed thereto

THIS PROPERTY IS TRANSFERRED:

1. Subject to such of the terms and conditions of the original Government Grant Number 980 dated 1 May 1851 as are still in force and applicable.
2. Subject to ancillary rights to a road servitude, as created in Notarial Deed of Servitude Number 240/1946S dated 22 October 1946, with Diagram SG Number 2924/1946 annexed thereto, in favour of the Remainder of Lot 4 of Upper End of Lange Fontein No. 980.
3. Subject to ancillary rights to a Water Reserve Servitude, as created in Notarial Deed of Servitude Number 240/1946S dated 22 October 1946, with Diagram SG Number 2924/1946 annexed thereto, in favour of the Remainder of Lot 4 of Upper End of Lange Fontein No. 980.
4. Subject to ancillary rights to a Pump Site Servitude, as created in Notarial Deed of Servitude Number 240/1946S dated 22 October 1946, with Diagram SG Number 2924/1946 annexed thereto, in favour of the Remainder of Lot 4 of Upper End of Lange Fontein No. 980.
5. Subject to Expropriation Number 89/99 whereby an Expropriation of a 22 metre wide overhead transmission line servitude, for construction of an overhead electrical transmission line from Hillcrest to Waterfall substations in favour of the Durban Metropolitan Council.
6. Subject to the following condition imposed by the Head of Department, Local Government and Traditional Affairs in terms of the Town Planning Ordinance Number 27 of 1949, as endorsed on Deed of Transfer Number T7595/2000, namely:

The land shall be subject to a servitude for the provision of storm-water drainage, water supply, irrigation, sewerage, electricity, gas and/or fuel supply, telecommunications, radio and television services over or under the land, along any boundary thereof, other than a road frontage and within a

distance of 2 metres from such boundary. Reasonable access shall be provided to such servitude at all times for the purpose of installation, maintenance, removal or extension of such services. The owner of the land shall without compensation be obliged to allow the servicing of any other land or street to be conveyed along such servitude; provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Minister whose decision shall be final.

Maintenance shall include cutting, trimming or otherwise dealing with vegetation so as to prevent interference with any service. The right conferred by this condition shall be exercised by the local municipality or any other body or person legally authorized to provide such services for the benefit of the inhabitants of the township.

7. Subject to the following condition imposed by the Minister as Controlling Authority in terms of Section 20 of the KwaZulu-Natal Provincial Roads Act Number 4 of 2001, as created by endorsement on Deed of Transfer Number T7595/2000, namely:-

No building or structure whatsoever, other than a fence, hedge or wall which does not rise higher than 2,1 metres above the surface of the land on which it stands, shall be erected on the land within a distance of 15 metres measured from the road reserve boundary of Main Road 255 without the written approval of the Controlling Authority as defined in Act Number 4 of 2001.

8. Subject to Expropriation Number 105/2016 in favour of the Department of Transport measuring approximately 162 (One Hundred and Sixty-Two) square metres.

9. Subject to the following servitudes as created in Notarial Deed of Servitude Number K728/2018S:

- (a) Subject to a Sewer and Drain Servitude, 3,00 (three comma zero zero) metres wide, the centre line of which is represented by the line A B on Servitude Diagram S.G Number 106/2015 annexed to the said Notarial Deed, together with all rights necessary or incidental thereto, across, over and under the said property, and

- (b) Subject to a Sewer and Drain Servitude, 3,00 (three comma zero zero) metres wide, the centre line of which is represented by the line A B on Servitude Diagram S.G. Number 612/2015 annexed to the said Notarial Deed, together with all rights necessary or incidental thereto, across, over and under the said property,

in favour of Portion 771 of Farm Upper End of Lange Fontein No. 980, Erf 1024 Waterfall, Fisher Road Water Services Provider (Pty) Ltd and eThekweni Municipality.

WHEREFORE the said Appearer, renouncing all rights and title which the said

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Registration number IT556/1998

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

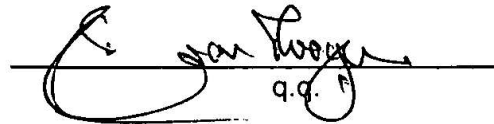
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or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 340 000,00 (THREE MILLION THREE HUNDRED AND FORTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on

2019 -11- 08


q.g.

In my presence


REGISTRAR OF DEEDS
↑

PORTION 784 (OF 4) OF THE FARM
UPPER END OF LANGE FONTEIN No.980

S. G. No.
1259/2013

Approved

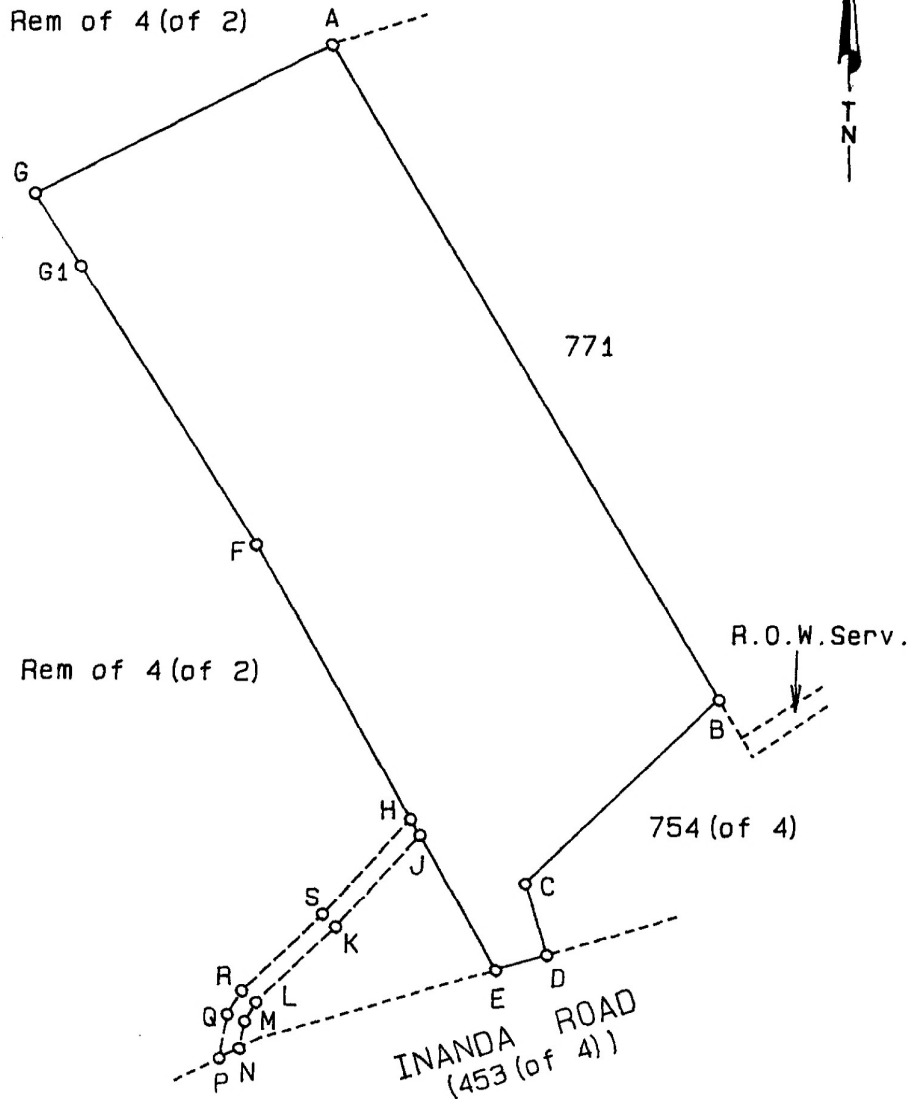
Surveyor-General
2013-10-22

SUB 018/10/2012/OW

Act No.6 of 2008

DESCRIPTION OF BEACONS

- A, B, C, D, E, F,
- G1, H, J, K, L,
- M, N, P, Q, R, S : 12mm Iron Peg
- G : No Beacon



Surveyed in July 2013

by me

K. de Villiers - Professional Land Surveyor
Registration No. PLS-0882

SCALE : 1 : 2500